



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00002
Application Type: Special Permit
CPC Hearing Date: March 21, 2013
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 1800 N. Oregon Street
Legal Description: Lots 6 - 15, Block 91, Alexander Addition, City of El Paso, El Paso County, Texas
Acreage: 0.8039-acre
Rep District: 1
Zoning: S-D/c/sp (Special Development/condition/special permit)
Existing Use: Hospital
Request: Special Permit for a Rooftop Helistop
Proposed Use: Rooftop Helistop for Emergency Room

Property Owner: HCA Health Services
Representative: Nine Degrees Architecture

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Medical Office
South: S-D/c/sp (Special Development/condition/special permit) / Hospital
East: A-O (Apartment/Office) / Medical Office
West: A-3/sc/sp (Apartment/special contract/ special permit) / Hospital

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

NEAREST PARK: Rim Road Park (902 feet)

NEAREST SCHOOL: El Paso High School (2,546 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 5, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review to allow for a rooftop helistop. The proposed helistop will be located on a rooftop of an existing building of Las Palmas Medical Center. The helistop will be privately utilized by the hospital to transport critical care patients.

Supplemental zoning use regulations for a helistop require a minimum perimeter treatment setback of 150 feet along the property lines abutting an existing residential use or an existing residential and apartment zone district to minimize potential negative impacts created by any activity within the site; a requirement the applicant meets.

The zoning conditions imposed by Ordinance No. 10668, dated August 20, 1991 (see Attachment 4, page 7-8), have been satisfied.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for a helistop as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

City Development Department - Planning Division - Transportation

No objections.

City Development Department – Plan Review

No objections.

City Development Department - Landscaping Division

No objections.

City Development Department - Land Development

No objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

Recommend “Approval” of “Detailed Site Plan” as presented.

*NOTE:

In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan” for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi-family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”.

Sun Metro

Sun Metro does not oppose this request.

Police Department

No objections.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing eight (8) inch diameter water main that extends along Hague Road fronting the northern boundary of the subject property. This water main is available for service.

3. There is an existing twenty four (24) inch diameter water main that extends along N. Oregon Street on the western boundary of the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. EPWU records indicate a vacant water service meter at the subject property. The service address for this meter is 1812 N. Oregon Street.

5. Previous water pressure readings from fire hydrant #1147, located on the northeast corner of the intersection of Hague Road and N. Oregon, have yielded a static pressure of 108 pounds per square inch (psi), a residual pressure of 98 psi and a discharge of 4502 gallons per minute (gpm).

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing eight (8) inch diameter sanitary sewer main that extends along each of the following streets surrounding the subject property: Hague Road, N. Oregon Street, Rim Road and Mesa Street. These sanitary sewer mains are available for service.

8. Application for additional water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

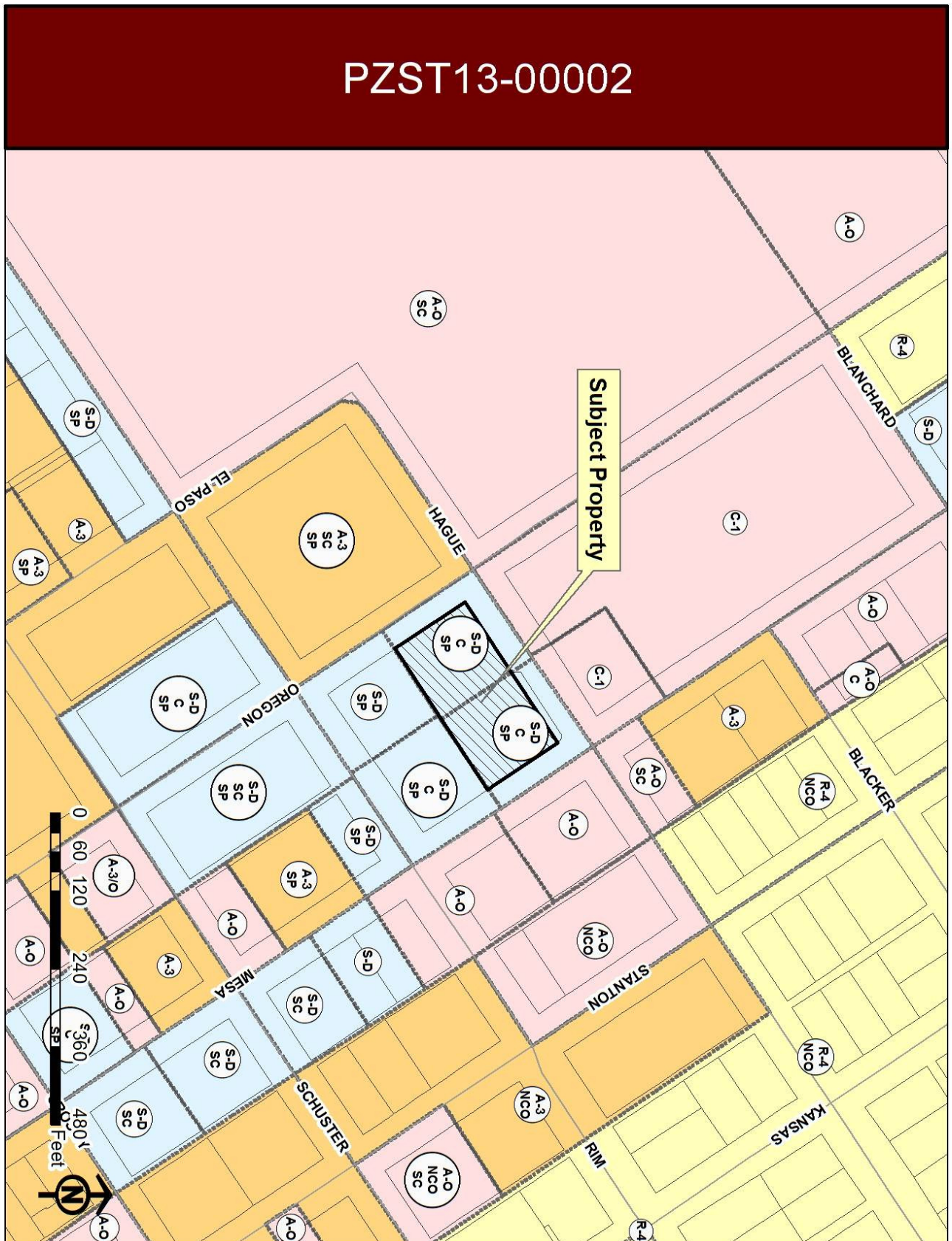
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Zoning Conditions Dated August 20, 1991

ATTACHMENT 1: ZONING MAP

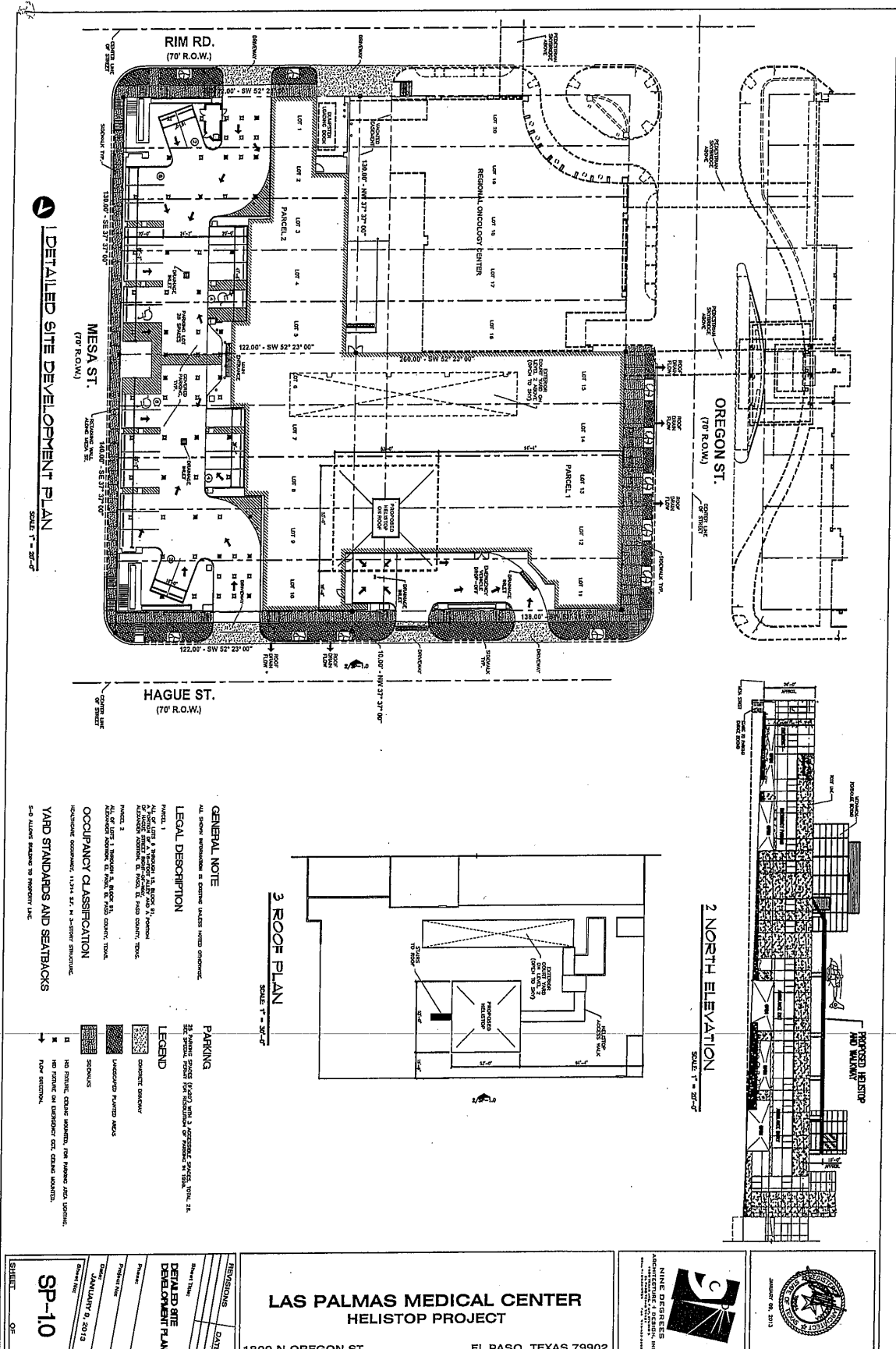


ATTACHMENT 2: AERIAL MAP

PZST13-00002



March 21, 2013



ATTACHMENT 4: ZONING CONDITIONS DATED AUGUST 20, 1991

010668

AN ORDINANCE CHANGING THE ZONING OF
LOTS 1-5, BLOCK 91, ALEXANDER ADDITION,
AND IMPOSING CERTAIN CONDITIONS.
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 1-5, Block 91, Alexander Addition, be changed from A-3 (Apartment) to S-D (Special Development) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

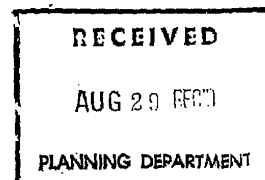
That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from A-3 (Apartment) to S-D (Special Development), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. The property owner shall construct sidewalks along Mesa Street and Rim Road within forty-five (45) days of approval of City Council.
2. The property may not be used for any of the following:
 - a. community garage or parking lot;
 - b. the sale of alcoholic beverages;
 - c. the sale of gasoline or diesel fuel;
 - d. automotive tune-up service;
 - e. automobile or truck lubrication service; and
 - f. self-service car wash.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the

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5656
010668



validity of this ordinance.

PASSED AND APPROVED this 20th day of August, 1991.

THE CITY OF EL PASO

Mayor

ATTEST:

Barbara Hunter

City Clerk

APPROVED AS TO FORM:

C. Catron
Assistant City Attorney

APPROVED AS TO CONTENT:

Roy Gilyard
Roy Gilyard
Department of Planning, Research
and Development

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day
of _____, 1991, by WILLIAM S. TILNEY, as MAYOR of the
CITY OF EL PASO.

Notary Public, State of Texas
Notary's Printed or Typed Name:

My Commission Expires:

I certify that the zoning map has been revised to
reflect the amendment of ordinance #010668
By R. Gonzalez Date 10-25-91

CCS/ldh
291-5656.ORD
08/21/91

010668

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: V.R.

10-25-91 COUNTER
10-22-91 ORIGINAL
10-25-91 Bldg Inspection
10-28-91 CONTROL

R. Gonzalez